

**MINUTES  
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING  
JUNE 7, 2011  
FREMONT CITY HALL  
7:00 P.M.**

**1. CALL TO ORDER**

**2. CONSENT CALENDAR**

**\* 2.1 Approval of Minutes**

On a motion by Agency Member Natarajan, seconded by Agency Member Chan, the Redevelopment Agency approved the minutes for the Regular Meeting of May 24, 2011.

Ayes:	Agency Chairperson Wasserman, Vice Chairperson Chan, Agency Members: Natarajan, Harrison and Dutra
Noes:	None
Absent:	None
Abstain:	None

**3. PUBLIC COMMUNICATIONS**

**3.1 Oral and Written Communications – None.**

**4. PUBLIC HEARINGS**

**4.1 Chairperson Wasserman opened consideration of the First Public Hearing Regarding Redevelopment Agency Annual Budget for FY 2011/12**

Redevelopment Director Elisa Tierney provided introductory comments. Redevelopment Business Manager Irene de Jong provided an overview of the Project Work Program for redevelopment and affordable housing for FY 2011/12. Chairperson Wasserman opened the public hearing. There were no speakers. By consensus, Agency Members agreed to continue the matter to a second public hearing to be held on June 14, 2011.

**4.2 Chairperson Wasserman opened consideration of a Public Hearing (Published Notice) on Redevelopment Agency Implementation Plan Mid-term Review**

Redevelopment Business Manager Irene de Jong provided highlights of the Accomplishments and Future Initiatives sections of the mid-term review document. Chairperson Wasserman opened the public hearing. There were no speakers. Chairperson Wasserman closed the public hearing. No action was taken.

## 5. OTHER BUSINESS

### 5.1 Chairperson Wasserman opened consideration of Report Out from Closed Session of Any Final Action – None.

### 5.2 Chairperson Wasserman opened consideration to Authorize the City Manager, or His Designee, and the Redevelopment Agency Executive Director, or His Designee, to Negotiate and Execute Improvement and Maintenance Agreements Between the City of Fremont, the Redevelopment Agency of the City of Fremont, and Owners of Real Property Abutting Iron Horse Lane, under Certain Prescribed Conditions, in Order to Cause the Physical Improvement and Acceptance of Iron Horse Lane from F Street to its Southeastern Terminus as a Public Street

Redevelopment Project Manager Josh Huber presented problems associated with Iron Horse Lane, reviewed proposed solutions, maintenance and benefits for the project, and outlined next steps. Chairperson Wasserman opened the public hearing. Wayne Corrie (representing Niles commercial property owners) and Doug Avery (Niles Main Street Association) expressed support for the project. There were no other speakers. Chairperson Wasserman closed the public hearing. Staff responded to questions from Agency Members. Agency Members provided comment.

On a motion by Agency Member Natarajan, seconded by Agency Member Harrison, the Redevelopment Agency adopted Redevelopment Agency Resolution No. 426 authorizing the City Manager, or his designee, and the Redevelopment Agency Executive Director, or his designee, to negotiate and execute Improvement and Maintenance Agreements with the owners of real property abutting Iron Horse Lane, under the conditions described in this staff report, in order to cause the physical improvement and acceptance of Iron Horse Lane from F Street to its southeastern terminus as a public street

Ayes:	Agency Chairperson Wasserman, Vice Chairperson Chan, Agency Members: Natarajan, Harrison and Dutra
Noes:	None
Absent:	None
Abstain:	None

### 5.3 Chairperson Wasserman opened consideration of Adoption of a Resolution Authorizing Conveyance of the Municipal Parcel from the Redevelopment Agency to the City of Fremont and Make Related Statutory Findings

Redevelopment Director Elisa Tierney and Community Services Director Annabell Holland provided an overview of the staff report. Staff responded to questions from Agency Members. There were no public speakers. Agency Members provided comment.

On a motion by Agency Member Harrison, seconded by Agency Member Chan, the Redevelopment Agency adopted Redevelopment Agency Resolution 427:

1. Approving the conveyance of the 40.1- acre Municipal Parcel site (APN 531-0185-012), depicted as Parcel A in Enclosure 3, from the Redevelopment Agency to the City of Fremont in the amount of \$4,372,117 and made related statutory findings; and
2. Depositing the sale proceeds in the Redevelopment Agency Opportunity/Contingency account (RDA1026).

Ayes: Agency Chairperson Wasserman, Vice Chairperson Chan,  
Agency Members: Natarajan, Harrison and Dutra  
Noes: None  
Absent: None  
Abstain: None

#### **5.4 Chairperson Wasserman opened consideration of Re-Authorization to Issue 2011 Redevelopment Agency Tax Allocation Bonds**

Finance Director Harriet Commons introduced members of the project bond team and provided highlights of the staff report. Chairperson Wasserman opened the item for public comment. John Rennels expressed support for the issuance of bonds for the Irvington BART station. There were no other speakers. Chairperson Wasserman closed public comment. Staff responded to questions from Agency Members. Agency Members provided comment.

On a motion by Agency Member Natarajan, seconded by Agency Member Harrison, the Redevelopment Agency:

1. Approved the issuance of the 2011 Tax Allocation Bonds.
2. Adopted Redevelopment Agency Resolution No. 428 authorizing the issuance and sale of tax allocation bonds to finance redevelopment activities within or for the benefit of the Agency's Fremont Merged Redevelopment Project and approving related documents and actions. The financing documents are as follows:
  - Preliminary Official Statement
  - Indenture of Trust
  - Bond Purchase Agreement
  - Continuing Disclosure Certificate
3. Authorized and directed the Executive Director, the Secretary, and any and all other officers of the Agency to take any and all actions necessary to consummate the lawful issuance and sale of the 2011 Tax Allocation Bonds.
4. Approved the sale of tax allocation bonds on a negotiated basis, as determined by market conditions at the time of sale.

Ayes: Agency Chairperson Wasserman, Vice Chairperson Chan,  
Agency Members: Natarajan, Harrison and Dutra  
Noes: None  
Absent: None  
Abstain: None

**6. ADJOURNMENT:** There being no further business, Agency Chairperson Wasserman adjourned the meeting.

Attest:

Approved:

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Dawn G. Abrahamson, Agency Secretary

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BOB WASSERMAN, Agency Chairperson